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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>2225 California Street, NW</b>	<b>X</b>	Agenda
Landmark/District:	<b>Sheridan-Kalorama Historic District</b>		Consent Calendar
Meeting Date:	<b>December 6, 2012</b>	<b>X</b>	Concept Review
H.P.A. Number:	<b>11-472</b>		Alteration
Staff Reviewer:	<b>Steve Callcott</b>	<b>X</b>	New Construction
			Demolition

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Architect Ralph Cunningham (Cunningham/Quill), representing Murillo/Malnati Group, returns to the Board for on-going conceptual review for construction of a five-story apartment building in the Sheridan-Kalorama Historic District.

When reviewed on October 4<sup>th</sup>, the Board approved the concept and delegated final approval of the design to staff, but asked that the extent of alteration to the existing garage and the size of the front terrace be further studied and return to the Board. The Board also suggested that the fenestration on the top floor of the façade be revised to eliminate a large picture window.

**Revised Proposal**

By increasing the slope of the proposed parking ramp to the below-grade garage, the alteration plan for the existing garage has been revised to retain more of its distinctive rear wall. The raised portion of the terrace has been eliminated, and a landscape plan prepared by Lila Fendrick Landscape Architects that features the rear wall as the backdrop to a terrace at the rear of the apartment building. An interior wall previously proposed for removal would also be retained.

The front terrace has been pulled an additional four feet in from the public sidewalk and an additional four feet from the side walkway. Including the retaining wall, it will project nine feet from the building façade and five feet from the side elevation.

The fenestration on the top floor has been revised to eliminate the large picture window; the revised fenestration will follow the pattern of openings on the lower floors.

**Evaluation**

The extent of removal of the garage's rear wall has been reduced, and the structure's repurposing as a garden feature and backdrop for the building is more gracefully and convincingly resolved. The reduced dimensions of the terrace would leave a 12 foot area of green space in the front yard between the sidewalk and the terrace retaining wall; the area is sufficiently large, and the terrace sufficiently reduced, to allow generous planting that would screen the patio area and ensure that it will not be a dominant focus of the front garden or the façade.

**Recommendation**

*The HPO recommends that the Review Board find the revised concept to be consistent with the purposes of the preservation act and delegate final approval to staff.*